

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00523

New Supplemental

Part of a district with known boundaries (enter inventory no.) 92-00349

Relationship: Contributing Noncontributing

Contributes to a potential district with yet unknown boundaries

National Register Status:(any that apply) Listed De-listed NHL DOE

9-Digit SHPO Review & Compliance (R&C) Number _____

Non-Extant (enter year) _____

1. Name of Property

historic name Neiswanger Building

other names/site number Downtown Survey Map # DT- 046

2. Location

street & number 215 – 217 S. Iowa Avenue

city or town Washington

vicinity, county Washington

Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original Plat Block(s) 18 Lot(s) 8 – N 44' (2/3)

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

If Non-Eligible Property

If Eligible Property, enter number of:

Enter number of:

Contributing

Noncontributing

— buildings

— sites

— structures

— objects

— Total

1

—

—

—

1

— buildings

— sites

— structures

— objects

— Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title

Historical Architectural Data Base Number

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

02E Commerce / monument works

02A01 Commerce / Office

02E Commerce / auto supply store

01B02 apartments

01B02 apartments

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05 Commercial: Brick Front

foundation

10B Concrete

walls (visible material)

03 Brick - red and white glazed

roof

other

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archeology or history.

County Washington Address 215 – 217 W. Iowa Avenue
City Washington

Site Number 92-00523
District Number 92-00349

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

05: Commerce
02: Architecture

Significant Dates

Construction date 1915 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____

Builder _____

Narrative Statement of Significance (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

| Zone | Easting | Northing | Zone | Easting | Northing |
|------|---------|----------|------|---------|----------|
| 1 | _____ | _____ | 2 | _____ | _____ |
| 3 | _____ | _____ | 4 | _____ | _____ |

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Mary Patterson, Chair Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date April 14, 2012
street & number City Hall – 215 E. Washington St telephone 319-653-6584
city or town Washington state Iowa zip code 52353

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

| | | | | | |
|--------------------|-------|--------------|-------|------------|-------|
| Roll/slide sheet # | _____ | Frame/slot # | _____ | Date Taken | _____ |
| Roll/slide sheet # | _____ | Frame/slot # | _____ | Date Taken | _____ |
| Roll/slide sheet # | _____ | Frame/slot # | _____ | Date Taken | _____ |

See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.

Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended

This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

Iowa Site Inventory Form Continuation Sheet

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|---------------------------------|-------------------|
| <u>Neiswanger Building</u> | <u>Washington</u> |
| Name of Property | County |
| <u>215 – 217 S. Iowa Avenue</u> | <u>Washington</u> |
| Address | City |

This form was prepared as part of a research/survey/nomination project in 2011-2012 funded by a HRDP grant from the State Historical Society of Iowa for the nomination of the Washington Downtown Historic District. The project was primarily structured to develop the nomination for the downtown, with additional research on each building documented on an Iowa Site Inventory form. The information below is taken from the table in the August 2012 draft of the nomination, with additional information documented on the property and photographs in the following sections.

Neiswanger Building - 215-217 S. Iowa Avenue - State #92-00523 - Map #99 ~ 1 contributing building (A and C) - c.1915 - Queen Anne / early 20th century

Historic information:

- 3-1915 - notice on 44 by 66' building to be built this spring by Fred Neiswanger for monuments store and flats;
Fred Neiswanger - marble shop - monuments/memorials
- 1920s-1932 - Lupton Monument Works; 1935-1940s - Neiswanger Monuments
front corner store - 1920s - Exide Battery Station, 1930s - Franzen Battery Station
- 1952 - Iowa Memorial Company, Soil Conservation Office; 1956 - Dr. G.J. Nemmers (in 217 by 1964), Soil
Conservation Office (small space at 215)
- 2012 - H&R Block (215-217)

Architectural information:

- Height: 2 story
- Walls: brick
- Storefront: glazed white brick with center arch and setback entry, upper entry on right
- Windows: 1/1 wood - some replaced
- Architectural details: oriel windows - 2, white glazed brick storefront and accents, brickwork
- Architect/Builder: -
- Modifications: Historic: early 1920s - small front NE corner partitioned as separate store; Non-historic: 2000s - balcony rail added above awning

7. Narrative Description

This is a two story brick building with two storefronts that share a central arch recessed entry area. The storefront area on the facade (east) is white glazed brick, and the rest of the building is textured brick. On the first story, there is a wide centered Romanesque arch, and recessed within the arch are three doors. The center door provides access to the second story. The doors on the left and right are set at an angle and are the entrances to the two storefronts. On each side of the arch, there is a large display window composed of two fixed lights with transoms. The transom areas are infilled with a metal panels. On the far right hand side of the facade a recessed door with transom that goes to the basement. The facade also has four infilled opening below the display windows, which provided light to the basement. There is a second story balcony across the full width of the facade. The balcony has a modern wood railing. An oriel window is located above each of the storefronts, with three double-hung windows in each one and an asphalt shingle roof. Two doors which provide access from the apartments to the balcony are located between the oriel windows. The windows have aluminum storm windows, and the doors have modern single light storm doors and wood infill above the doors in the transom area. Above

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the second story windows, there is a soldier brick course of glazed white brick, with another band of glazed white brick set in groups of three to form the square decoration on the cornice. In the area between these bands, the front corners of the building have a decorative brick rectangle, and a wider brick rectangle of white glazed brick is centered on the building. The cornice is capped with a band of stone or concrete.

On the north (alley) facade, which is red textured brick, there are, from left to right, a double-hung window, a small double-hung window, a double-hung window, a side entry, and an vehicular-sized opening infilled with concrete. The second story has two single double-hung windows and a set of paired double-hung windows on the front half, and four single double-hung windows on the back half. The glazed soldier brick band and square cornice detail continue on this side and the south side. The south facade is visible from the sidewalk because there is a four foot space between the buildings. There are basement windows on this side of the building, as well as double-hung windows on the first story. The second story as two single double-hung windows and a set of paired double-hung windows on the front half, and four single double-hung windows on the back half.

8. Narrative Statement of Significance

The Neiswanger Building appears to contribute historically and architecturally to the Washington Downtown Historic District.

The property was purchased by Fredrick Neiswanger in 1899. An earlier, smaller building is shown on the 1902 and 1909 Sanborn maps. The 1910 city directory lists Neiswanger Stone at 215 S. Iowa. In October 1911, Fredrick purchased his partner's share of the property. In March 1915, a notice appeared for the anticipated construction of a \$7,000 Flat & Store for Fred Neiswanger at 215 S Iowa Ave, which would be a brick, two-story building 44x66' - "Contemplated will mature about June" ("Building News of the Week," *Construction News*, Chicago, March 6, 1915, 23). The current building first appears on the 1917 Sanborn map. Lupton Monument Works is listed here from 1926 until at least 1932. By 1935, the name has shifted to Newswanger Monuments. The Neiswanger company continued at this location through at least 1941 (city directory). The *Evening Journal* from July 1936, page 99, notes that Fred Neiswanger has been located in Washington since 1894, and his marble works produce artistic memorials for cemeteries.

Between 1917 and 1931, a small store was subdivided in the northeast corner, noted on the 1931 Sanborn map with an address of 215A. The Exide Battery Station lists 215 S. Iowa Avenue as it's location in 1926, and from 1932 to 1935, it is Franzen Battery Station. No listing was identified here in 1941.

On June 10, 1946, the property transferred from the estate of Fred Neiswanger to Minnie Neiswanger. On August 30, 1947, it then was sold to H.F. and Willa Freshwaters. The Iowa Memorial Company

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Neiswanger Building

Washington

Name of Property

County

215 – 217 S. Iowa Avenue

Washington

Address

City

was listed here in 1952, with the Soil Conservation Office in the small space. In 1956, the Soil Conservation Service office and the office of Dr. G.J. Nemmers are listed at 215. The Soil Conservation Service then moved around the corner to 108 W. Jefferson in 1963. In 1964, Brown Finance and Insurance is listed at 215, while Dr. G.J. Nemmers is now listed at 217. Freshwaters owned the building until 1984.

The current occupant is H & R Block Tax Preparation.

9. Major Bibliographical References

City/Telephone Directories, Washington. Various publishers, various dates. Available at the Washington Public Library.

Deed Records, Transfer Books, Auditor's Office, Washington County Courthouse, Washington, Iowa.

Newspaper advertisements, various years/dates, on microfilm at Washington Public Library:

Washington Evening Journal

Washington Gazette

Washington Press

Sanborn Map Company. "Washington, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

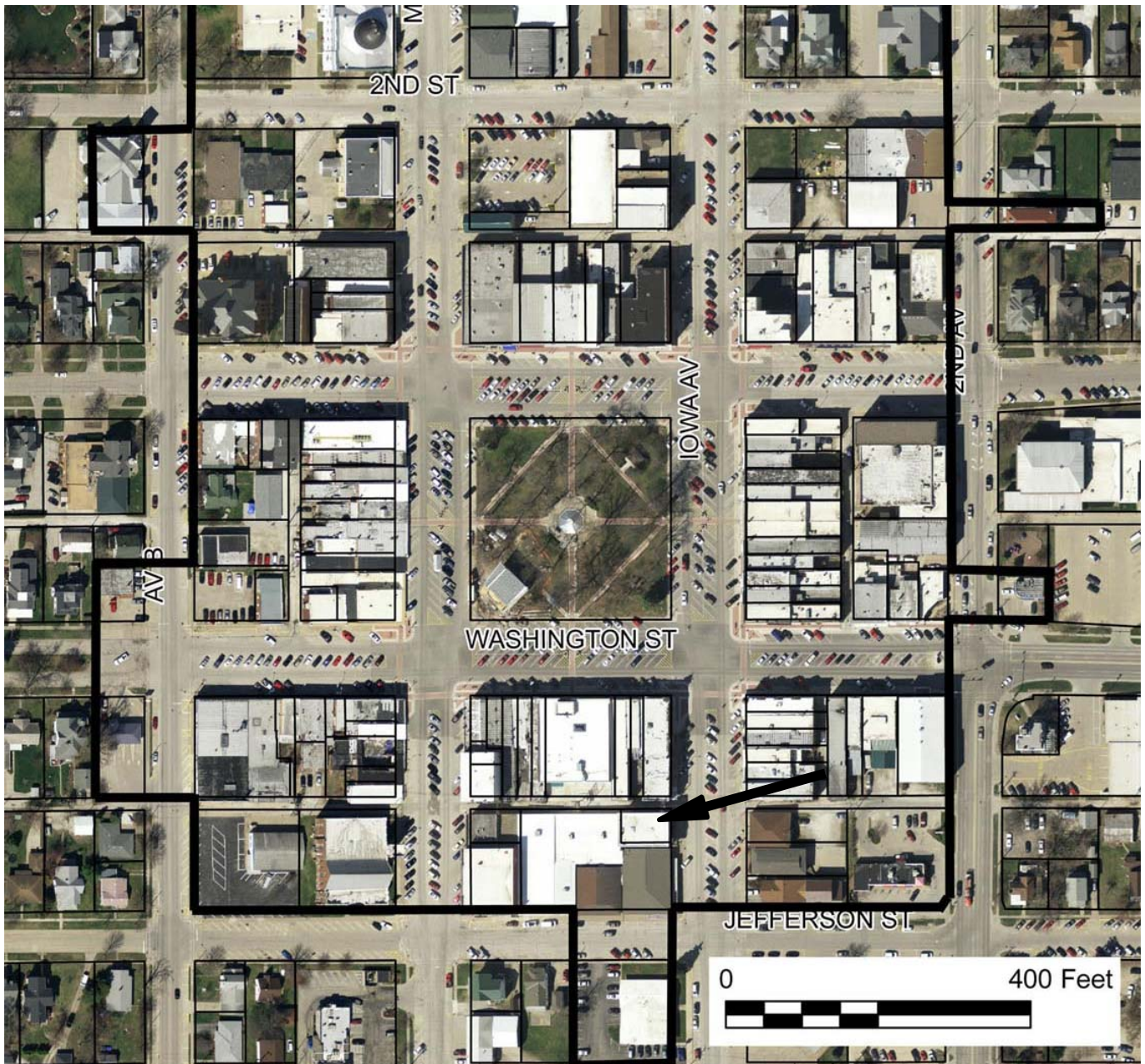
Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
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Site Number 92-00523
Related District Number 92-00349

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| Name of Property | Washington County |
| Address | Washington City |

Location map



2009 aerial photograph (Washington County) – line indicates survey/research area boundary

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Related District Number 92-00349

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Neiswanger Building

Name of Property

Washington

County

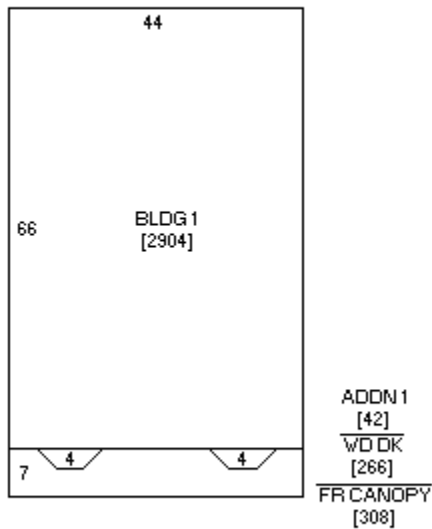
215 – 217 S. Iowa Avenue

Address

Washington

City

Building plan (from assessor's website)



Historic images

none identified

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Neiswanger Building

Washington

Name of Property

County

215 – 217 S. Iowa Avenue

Washington

Address

City

Digital photographs



92-00523-001 - East and north elevations, looking southwest (McCarley, September 20, 2011)

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Neiswanger Building

Washington

Name of Property

County

215 – 217 S. Iowa Avenue

Washington

Address

City



92-00523-002 - East elevation, looking west (McCarley, September 20, 2011)

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Neiswanger Building

Name of Property

Washington

County

215 – 217 S. Iowa Avenue

Address

Washington

City



92-00523-003 - Detail on east elevation, looking west (McCarley, September 20, 2011)

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Neiswanger Building
Name of Property

Washington
County

215 – 217 S. Iowa Avenue
Address

Washington
City



92-00523-004 - North elevation, looking southwest (McCarley, September 20, 2011)

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Neiswanger Building

Washington

Name of Property

County

215 – 217 S. Iowa Avenue

Washington

Address

City



92-00523-005 - Detail on north elevation, looking south (McCarley, September 20, 2011)